

March 2026

Calvert County, MD

Sold Summary

	Mar 2026	Mar 2025	% Change
Sold Dollar Volume	\$48,889,092	\$40,478,818	20.78%
Avg Sold Price	\$535,393	\$526,228	1.74%
Median Sold Price	\$471,000	\$450,000	4.67%
Units Sold	91	77	18.18%
Avg Days on Market	37	36	2.78%
Avg List Price for Solds	\$537,242	\$525,698	2.20%
Avg SP to OLP Ratio	98.4%	99.7%	-1.33%
Ratio of Avg SP to Avg OLP	98.3%	99.3%	-1.07%
Attached Avg Sold Price	\$394,811	\$475,875	-17.03%
Detached Avg Sold Price	\$550,823	\$529,725	3.98%
Attached Units Sold	9	5	80.00%
Detached Units Sold	82	72	13.89%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Mar 2026	Mar 2025	% Change
Active Listings	188	170	10.59%
New Listings	131	109	20.18%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	162	91	78.02%
All Pendings	173	107	61.68%

Financing (Sold)

Assumption	0
Cash	11
Conventional	36
FHA	9
Other	2
Owner	0
VA	29

Days on Market (Sold)

0	2
1 to 10	38
11 to 20	8
21 to 30	8
31 to 60	12
61 to 90	4
91 to 120	8
121 to 180	7
181 to 360	3
361 to 720	1
721+	0

Sold Detail

Price Ranges	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< \$50,000	0	0	0	0	0	0	0	1	0	0
\$50K to \$99,999	0	0	0	0	0	0	0	1	0	0
\$100K to \$149,999	0	0	1	0	0	0	0	0	0	0
\$150K to \$199,999	0	0	0	0	0	0	0	0	0	0
\$200K to \$299,999	3	0	1	0	1	0	0	13	1	0
\$300K to \$399,999	3	0	7	3	6	0	2	27	3	3
\$400K to \$499,999	2	0	8	1	10	3	0	30	6	3
\$500K to \$599,999	0	0	1	0	12	0	0	23	0	1
\$600K to \$799,999	1	0	0	0	19	0	0	38	1	0
\$800K to \$999,999	0	0	0	0	5	0	0	18	2	1
\$1M to \$2,499,999	0	0	0	0	1	0	0	14	0	0
\$2.5M to \$4,999,999	0	0	0	0	1	0	0	2	0	0
\$5,000,000+	0	0	0	0	0	0	0	0	0	0
Total	9	0	18	4	55	3	2	167	13	8
Avg Sold Price	\$361,059	\$0	\$384,788	\$357,500	\$636,213	\$472,133	\$353,450			
Prev Year - Avg Sold Price	\$312,980	\$0	\$489,730	\$468,750	\$600,419	\$439,900	\$500,987			
Avg Sold % Change	15.36%	0.00%	-21.43%	-23.73%	5.96%	7.33%	-29.45%			
Prev Year - # of Solds	5	0	33	2	34	1	2			

Active Detail